

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



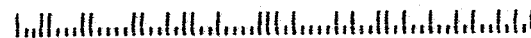
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0004389669 SEP 01 2005  
MAILED FROM ZIP CODE 33128

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Z2004000113 BCC 45  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-113  
APPLICANT NAME: ANTONIO SANCHEZ

\*\*\*\*\* RESCHEDULED NOTICE \*\*\*\*\*  
THE AUGUST 25, 2005 MEETING WAS CANCELLED. THIS  
ITEM HAS BEEN RESCHEDULED TO OCTOBER 6, 2005,  
SAME TIME AND LOCATION.

THE APPLICANT IS APPEALING THE DECISION OF THE  
COMMUNITY ZONING APPEALS BOARD #8 WHICH DENIED  
THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
SPECIAL BUSINESS DISTRICT TO LIBERAL BUSINESS  
AND TO BE SPACED LESS THAN REQUIRED FROM A  
RESIDENTIAL DISTRICT. ALSO REQUESTING TO PERMIT  
ACCOMPANYING REQUESTS, ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE  
ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT  
PUBLIC HEARING.

LOCATION: LYING ON THE EAST SIDE OF NW 27 AVENUE  
AND SOUTH OF NW 66 STREET, MIAMI-DADE COUNTY,  
SIZE OF PROPERTY: 0.77 ACRE

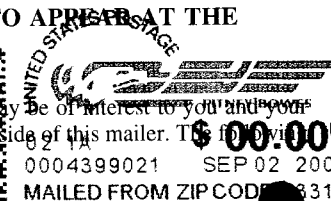
HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 10/06/2005  
THURSDAY  
TIME 9:30 AM

Z2004000113 BCC 45  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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- **YOU** are entitled to attend and to speak at the zoning hearing.
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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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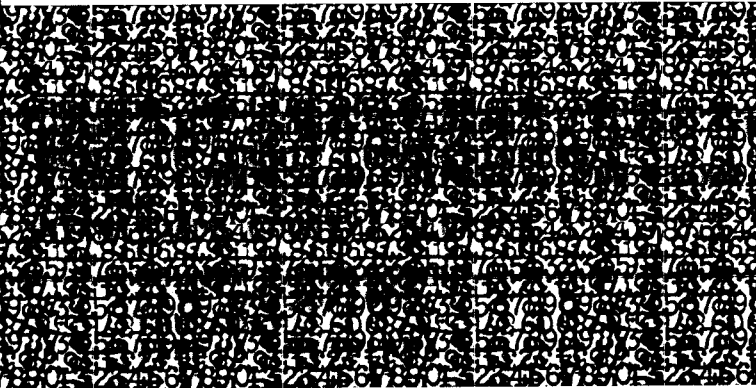
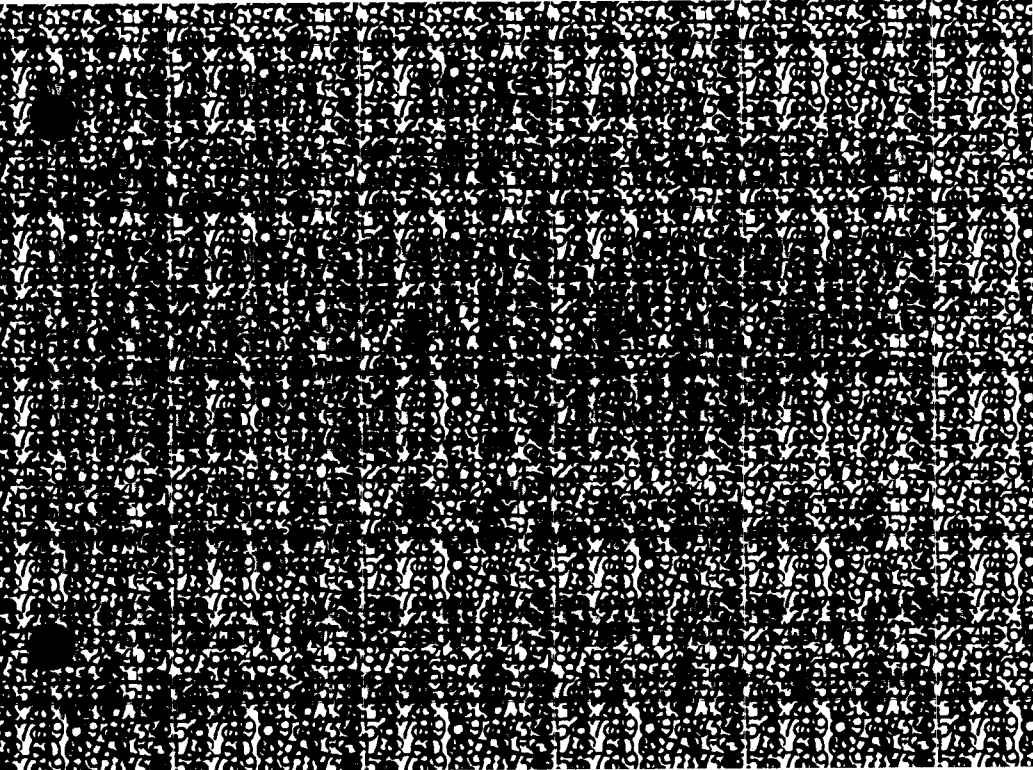
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
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ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS

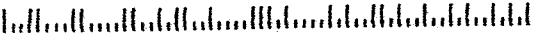


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0004389667 JUL 21 2005  
MAILED FROM ZIP CODE 33128



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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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MIAMI, FLORIDA 33128-1974

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# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-113  
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SITE OF PROPERTY: 0.77 ACRE  
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING ON THE EAST SIDE OF NW 27 AVENUE AND SOUTH OF NW 66 STREET, MIAMI-DADE COUNTY,

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK &  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

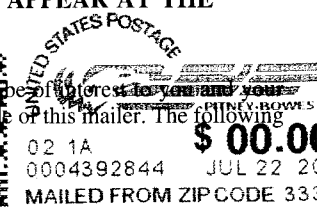
COUNTY COMMISSION  
DATE 08/25/2005  
THURSDAY  
TIME 9:30 AM

72004000113 RCC 45  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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PRESORTED  
FIRST CLASS



- **YOU** are entitled to attend and to speak at the zoning hearing.
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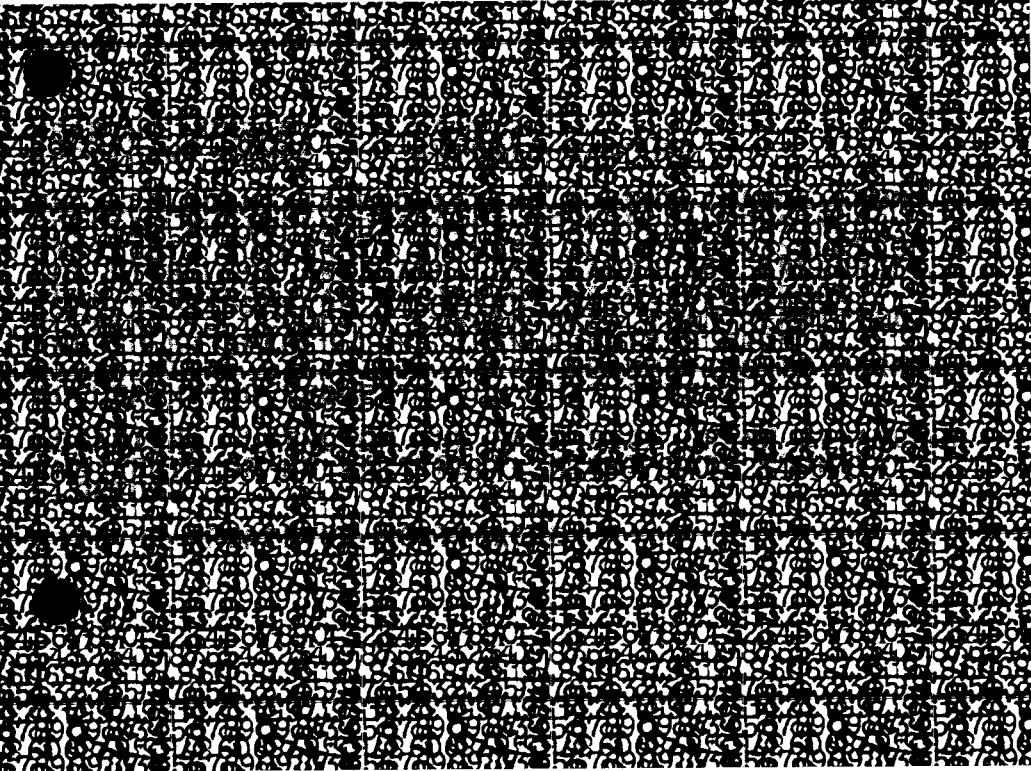
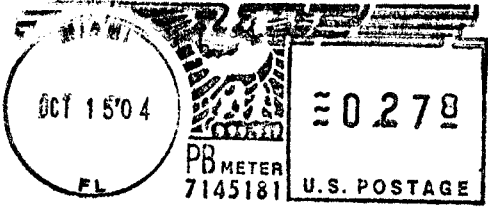
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MIAMI-DADE COUNTY  
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111 N.W. 1st STREET SUITE 1110  
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ZONING HEARING NOTICE

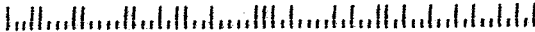
PRESORTED  
FIRST CLASS



TIME 7:00 PM

72004000113 C08 45  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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LOCATION: LYING ON THE EAST SIDE OF NW 27 AVENUE AND SOUTH OF NW 66 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.77 ACRE

HEARING WILL BE HELD AT THE  
HENRY REEVES ELEMENTARY SCHOOL  
CAFETERIA/  
2005 NW 111 STREET  
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD  
DATE 11/16/2004  
TUESDAY  
TIME 7:00 PM

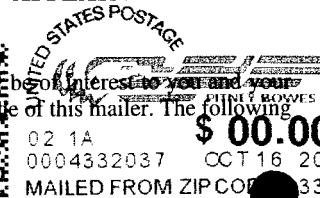
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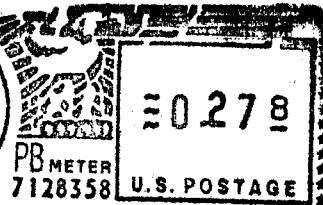
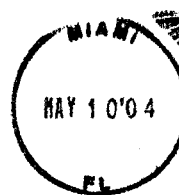
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## ZONING HEARING NOTICE

PRESORT  
FIRST CLASS



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ZONING HEARING SECTION  
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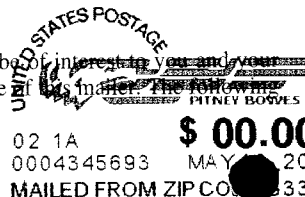
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PRESORTED  
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THE FOLLOWING HEARING WAS DEFERRED FROM 8/25/05 TO THIS DATE:

HEARING NO. 04-11-CZ8-1 (04-113)

15-53-41  
BCC  
Comm. Dist. 2

APPLICANT: ANTONIO SANCHEZ

ANTONIO SANCHEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
- (6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).
- (7) Applicant is requesting to permit a landscape open space of 18% (20% required).
- (8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 – 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.77 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

V

THE FOLLOWING HEARING WAS DEFERRED FROM 3/17/05 TO THIS DATE:

HEARING NO. 04-11-CZ8-1 (04-113)

15-53-41  
BCC  
Comm. Dist. 2

APPLICANT: ANTONIO SANCHEZ

ANTONIO SANCHEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
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LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.77 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)



APPLICANT: ANTONIO SANCHEZ

The applicant is appealing the decision of Community Zoning Appeals Board #8 on ANTONIO SANCHEZ which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
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SUBJECT PROPERTY: Lots 4 – 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.77 Acre

PRESENT ZONING: BU-2 (Business – Special)



APPLICANT: ANTONIO SANCHEZ

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
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LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.77 Acre

PRESENT ZONING: BU-2 (Business – Special)

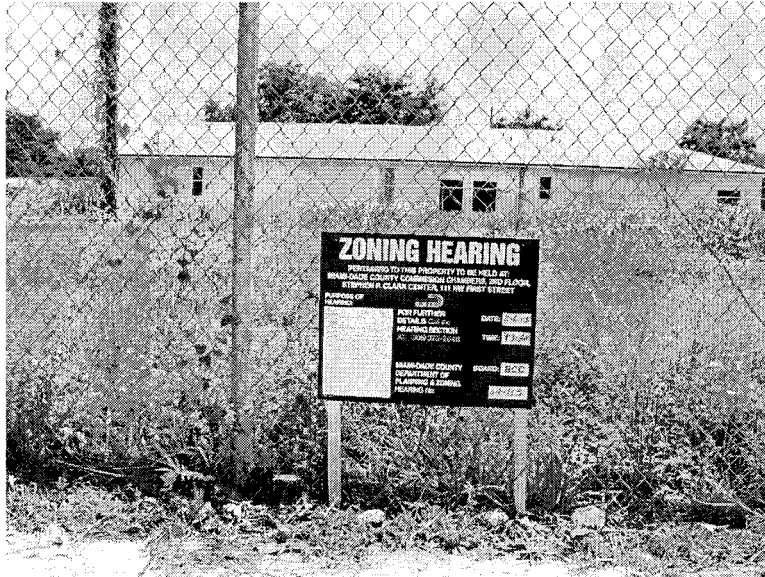






**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000113**

**BOARD: BCC**

**LOCATION OF SIGN: LYING ON THE EAST SIDE OF NW 27 AVENUE & SOUTH OF NW 66 STREET.**

**Miami Dade County, Florida**

**Date of Posting: 12-SEP-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**THOMAS GOMEZ**



**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000113**

**BOARD: BCC**

**LOCATION OF SIGN: LYING ON THE EAST SIDE OF NW 27 AVENUE & SOUTH OF NW 66 STREET.**

**Miami Dade County, Florida**

**Date of Posting: 02-AUG-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



**HEARING NUMBER:** Z2004000113

**BOARD:** BCC

**LOCATION OF SIGN:** LYING ON THE EAST SIDE OF NW 27 AVENUE & SOUTH OF NW 66 STREET.

**Miami Dade County, Florida**

**Date of Posting:** 22-FEB-05

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

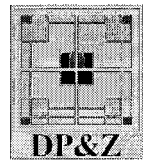
*Thomas R. Gomez*

**PRINT NAME:**

THOMAS GOMEZ



**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000113**

**BOARD: C08**

**LOCATION OF SIGN: LYING ON THE EAST SIDE OF NW 27 AVENUE & SOUTH OF NW 66 STREET.**

**Miami Dade County, Florida**

**Date of Posting: 25-OCT-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**CLEVELAND THOMPSON**



Miami-Dade County  
Department of Planning and Zoning

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

**Re: HEARING No. Z2004000113**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 500 Feet

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

Ciro Diaz

**Date:**

08/24/04

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**



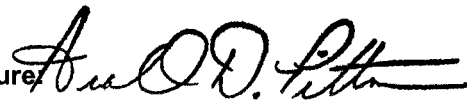
**Felix Acosta**

**Date:**

09/02/05

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**



**Date:**

9/1/05

.....  
*To be retained in Hearing File*



Miami-Dade County  
Department of Planning and Zoning

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

**Re: HEARING No. Z2004000113**

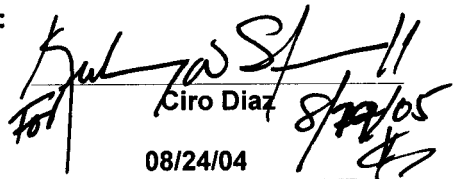
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**Signature:**

**Date:**

  
Ciro Diaz  
08/24/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Date:**


  
Felix Acosta

07/21/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

  
07/21/05

To be retained in Hearing File

BCC

BCC

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-113 HEARING DATE 3/17/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'  
☐ ½ mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: February 10, 2005

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 2/10/05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 2/10/05

\*\*\*\*\*

C-8

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-113 HEARING DATE 11-16-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'  
☐ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 10-14-04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 10/14/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

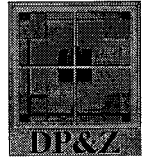
Date: 10/14/04

\*\*\*\*\*





**Miami-Dade County  
Department of Planning and Zoning**



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

**Re: HEARING No. Z2004000113**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ **500 Feet**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Ciro Diaz**

**Date:**

**04/13/04**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**ADRIANA GUERRA**

**Date:**

**05/10/04**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**05/10/04**

.....  
*To be retained in Hearing File*

Client Name: METRO-DADE COUNTY  
Advertiser: METRO-DADE COUNTY  
Section/Page/Zone: NBRS NC/NC11/Dade  
Description:  
Ad Number: 704175001  
Insertion Number: 704175001  
Size: 2X12.0  
Color Type: B&W

## ARTS SCENE

# City's tree goal likely will be met

BY IRENE BERMAN  
Special to The Herald

"2005 trees in 2005."  
That is the goal of residents of Miami Gardens, a recently incorporated city that is the third largest municipality in Miami-Dade County, with a population of 100,809 at last count. These residents have been inspired by their mayor, Shirley Gibson, and a City Council of seven active members, plus a city manager.

In 2004, the mayor and council decided that it was important to have more trees in their large city, so they came up with a resident participation program that would involve the commercial citizens, too.

The first day of 2005 was the beginning of volunteer planting of trees on residents' property and on city grounds. Their goal is to plant 2,005 trees by the end of the year. They have planted about 1,800 trees so far.

That is an amazing number of trees, and I can almost bet you they will have those 2,005 trees by the end of the year.

Besides that, they have participated in the Adopt-A-Tree Program sponsored by the county's Department of Environmental Resources Management.

There are good reasons for this campaign to plant trees. Trees conserve energy, beautify neighborhoods, bring song birds close, produce oxygen, improve property values and calm traffic and provide shade for pedestrians.

Right now, there is a competition going on. The city is accepting nominations for the Keep Miami Gardens Beautiful award. Residents can nominate their own property or a neighbor's. The nominated properties are judged on their overall appearance and curb-side appeal. Landscaping and gardens are part of the judging criteria.

Each quarter, the judging committee will recognize residential, commercial and public properties with the award. The committee will also select one city block annually for the Block Award and also give special recognition to selected decorated properties for their

holiday displays.

The categories are residential, commercial, public, block and other. The deadline for the third-quarter nominations is Sept. 15. Only residents and commercial participants of Miami Gardens can submit nominations. After the awards are given out following the Sept. 15 deadline, entries will be accepted for the fourth quarter, which is the holiday season.

Starting Oct. 29, a National Youth Recognition of Community Beautiful program will begin in Brentwood Park, with youths beautifying the park.

Miami Gardens residents are busy people who are very proud of their new beautiful city.

Hialeah is another city that is proud of its residents and their work. Last Friday, at Amelia Earhart Park, the city said thanks to Hurricane Katrina relief volunteers who helped victims. The thanks went to more than 60 American Red Cross relief volunteers who set up hot kitchens at the park where area residents without food or electricity could go.

The city and Papa John's Pizza provided food and drinks as thanks to the volunteers, who dedicated their time to helping those in need.

The city has also started collecting nonperishable food and supplies to provide additional relief to those affected by Hurricane Katrina. The public can drop off goods at any Hialeah Fire Station or at city recreation facilities. For more information, call 305-883-6909.

Also, I would like to compliment Miami Lakes Elderly Affairs Council for coordinating this Saturday's Senior Fair for all senior citizens in the town and surrounding cities. The important part of the free event is that it begins at 10 a.m. and will entertain and educate attendees until 2 p.m.

My fellow Neighbors columnist Carmen Caldwell, executive director of Citizens' Crime Watch of Miami-Dade, will speak at the fair on the many ways to keep safe. Her presentation will start at 11:30 a.m. I have heard her and she is very knowledgeable.

This is one seniors event you should not miss. It will feature a blood mobile, an audiologist, HMO representa-

tives, representatives from Hospital Corp. of America, the American Red Cross, Miami-Dade Fire Rescue, the Miami-Dade County Department of Health, Social Security, Don Shula's Athletic Club, the Hialeah/Miami Lakes Adult Community Education Center and the Miami Lakes Civic Association.

Information about a new bus service for seniors and the county's Golden Passport will also be among the topics.

The fair will be at the Miami Lakes Community Center, 15151 Montrose Rd. (Northwest 82nd Avenue, just off Northwest 152nd Street). It is well worth the effort to go there, even if you don't live in Miami Lakes. For more information, call 305-823-3888.

One more thought about the evacuees in New Orleans, which is so prominent on my mind. I went to the American Red Cross website to see how I could make a donation. I wanted it to go to the Hurricane 2005 Relief and nothing else. You can do that online and you will know exactly the many ways you can donate. I just feel that the money will go faster and get to the right place because of the choices I make.

If you have a matching donation at your company, that will make your donation twice as much as you are giving.

You also can donate by phone, 800-HELP NOW, in English, and 800-257-7575 in Spanish, using a credit card. You can select one of the following: Hurricane 2005 Relief, National Disaster Relief Fund, your local Red Cross chapter, International Response Fund, Military Services, Biomedical Services Campaign and Meals Initiative.

Go on line at [www.redcross.org](http://www.redcross.org) and you are on your way to helping the organization that is really a free and fast relief organization. You can give as many times and as much as you can but please give.

Irene Berman is a retired journalist who is chairwoman of the Miami Lakes Cultural Affairs Committee's public relations subcommittee. Send feedback and news for this column to her at [vandfprods@aol.com](mailto:vandfprods@aol.com) or fax to 305-558-0556.



BERMAN

**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
THURSDAY, OCTOBER 6, 2005 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The August 25, 2005 meeting of this Board was cancelled.  
The items below were RESCHEDULED to October 6, 2005

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. ANTONIO SANCHEZ (04-113)

Location: Lying on the east side of NW 27 Avenue and south of NW 66 Street, Miami-Dade County, Florida (0.77 Acre)

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district to liberal business district, to permit an used auto/truck sales on a lot with less area and less landscape greenbelt than required, an ancillary used auto/truck repairs to occupy a larger area than permitted, and to be spaced less than required from a residential district. Also requesting to permit accompanying requests, on this site.

### 2. BELL SOUTH TELECOMMUNICATION, INC. (04-365)

Location: 600 NE 215 Street, Florida (72 Acres More or Less)

The applicant is requesting a zone change from conditional industrial district to planned area development district, unusual uses for lake excavations and for entrance features, and to waive the height requirement of a wall, fence or hedge between dissimilar land uses to the west, north & south, on a portion of the property. Also requesting a deletion of a covenant to remove a requirement that the property be developed in accordance with a site plan for an industrial development, to allow the applicant to build in accordance with the proposed zoning and the present zoning on the remainder of the parcel.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department, ADA Coordinator, at (305) 375-2936 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE****ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 6<sup>th</sup> day of October, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-11-CZ8-1 (04-113)

APPLICANT: ANTONIO SANCHEZ

ANTONIO SANCHEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
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Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 - 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ12-2 (04-366)

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

DADELAND BREEZE APARTMENTS L. L. C. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE ¼ of the SE ¼ of the SE ¼ and a portion of the SW ¼ of the SE ¼ of the SE ¼ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; said point being 433.52' east of the Northwest corner of said SW ¼ of the SE ¼ of the SE ¼ of Section 34; thence run N87°50'41"E along the north boundary of the south ½ of the SE ¼ of the SE ¼ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south ½ of the SE ¼ of the SE ¼ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34; thence run N87°50'41"E along the line that is 30' south of and parallel to the north line of the south ½ of the SE ¼ of the SE ¼ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE ¼ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE ¼ of said Section 34 for 55.03' to the Point of beginning.  
 LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ14-3 (03-194)

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

JOSE A. ORTEGA, TRUSTEE, ET AL is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to BU-1A

SUBJECT PROPERTY: The north ¾ of the north ½ of the NW ¼ of Section 7, Township 56 South, Range 39 East, less the south 60.34' and the east 1,972' thereof.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

HEARING NO. 05-8-CC-1 (04-365)

APPLICANT: BELL SOUTH TELECOMMUNICATIONS, INC.

(1) IU-C to PAD

(2) UNUSUAL USE to permit lake excavations.

(3) UNUSUAL USE to permit entrance features.

(4) Applicant is requesting to waive the required 6' high wall, fence or hedge between dissimilar land uses to the west, north & south.

REQUESTS #1 - #4 ON EXHIBIT "B"

(5) DELETION of a Declaration of Restrictions in Official Records Book 9002 at Pages 1084 through 1104:

The purpose of request #5 is to remove a requirement that the property be developed in accordance with a site plan for an industrial development, to allow the applicant to build in accordance with the proposed zoning and the present zoning on the remainder of the parcel.

#### REQUEST #5 ON THE OVERALL PROPERTY

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "BellSouth Property," as prepared by Pascual, Perez, Kiliddjian & Associates and dated, signed and sealed 6/30/05 and consisting of 37 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL: Tract "A," WESTERN ELECTRIC SITE, Plat book 102, Page 70 & EXHIBIT "B": Being a portion of Tract "A", WESTERN ELECTRIC SITE, Plat Book 102, Page 70, lying and being in the North 1/2 of Section 31, Township 51 South, Range 42 East, more fully described as follows:

Begin at the Northeast corner of said Tract "A"; thence N86°36'00"W along the N/ly line of said Tract "A", said N/ly line also being the S/ly right-of-way line of N.E. 215th Street for 636.62'; thence S03°24'00"W for 6.88 feet to a Point of curvature; thence SE/ly along a 71.25' radius curve, leading to the left, through a central angle of 90°23'07" for an arc distance of 112.4' to a Point of tangency; thence S86°59'07"W for 5.33'; thence S03°00'53"W for 67.84' to a Point of curvature; thence SE/ly along a 181.67' radius curve, leading to the left, through a central angle of 16°50'21" for an arc distance of 53.39' to a Point of reverse curvature; thence SE/ly along a 138.33' radius curve, leading to the right, through a central angle of 16°55'49" for an arc distance of 40.88'; thence S03°06'21"W for 114'; thence N86°59'07"W for 599.27'; thence S03°03'35"W along a line 350' east of and parallel with the west line of said Tract "A" for 495.54'; thence S86°56'25"E for 47.38' to a point on a circular curve, concave to the Southwest and whose radius point bears S44°28'10"W; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 48°32'08" for an arc distance of 16.94' to a point on a non-tangent line; thence S86°53'07"E for 40' to a point on a circular curve, concave to the Southeast and whose radius point bears S86°59'43"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 58°12'39" for an arc distance of 20.32' to a point on a non-tangent line; thence S86°57'20"E for 77.27' to a point on a circular curve, concave to the Southwest and whose radius point bears S34°47'32"W; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 58°12'45" for an arc distance of 20.32' to a point on a non-tangent line; thence S86°53'07"E for 40' to a point on a circular curve, concave to the Southeast and whose radius point bears S86°59'43"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 90°03'18" for an arc distance of 31.44' to a Point of tangency; thence S86°56'25"E for 33.08 feet to a point on a circular curve, concave to the Southeast, and whose radius bears S03°03'35"W; thence SE/ly along a 20' foot radius curve, leading to the right, through a central angle of 89°57'14" for an arc distance of 31.4' to a point on a non-tangent line; thence S86°55'30"E for 40' to a point on a circular curve, concave to the Southeast and whose radius bears S86°55'30"E; thence NE/ly along a 20' foot radius curve leading to the right, through a central angle of 89°59'05" for an arc distance of 31.41' to a Point of tangency; thence S86°56'25"E for 42' to a Point of curvature; thence SE/ly along a 20' radius curve, leading to the right, through a central angle of 89°57'30" for an arc distance of 31.4' to a point on a non-tangent line; thence S86°53'47"E for 39.99' to a point on a circular curve concave to the Southeast whose radius point bears S86°59'11"E; thence NE/ly along a 20' radius curve, leading to the right, through a central angle of 20°32'00" for an arc distance of 7.17' to a point on a non-tangent line; thence S86°56'25"E for 122.59'; thence S36°56'45"E for 29.38'; thence S03°03'35"W along a line 958.17' east of and parallel with the west line of said Tract "A" for 829.47'; thence N86°56'25"W for 958.17' to a point on the west line of said Tract "A", said point being 1,713.09' as measured along the west line of said Tract "A" from the Northwest corner of said Tract "A"; thence S03°03'35"W along the west line of said Tract "A" for 388.82' to a point on a circular curve whose radius point bears N07°58'57"E for 1,060'; the following six courses being along the exterior lines of said Tract "A", courses (1) through (3) also being along the N/ly road right-of-way line of 80' wide San Simeon Way, as per Plat book 114, Page 37; (1) thence E/ly along said 1060' radius curve leading to the left through a central angle of 05°22'49" for an arc of 99.54' to a Point of tangency; (2) thence S87°23'52"E for 187.1' to a Point of curvature; (3) thence SE/ly along a 1140' radius curve leading to the right through a central angle of 27°32'00" for an arc of 547.82'; (4) thence N30°08'08"E along a line radial to the last described course for 226.08'; (5) thence S87°32'55"E for 599.99'; (6) thence N02°26'17"E for 2014.17' to the Point of Beginning.

LOCATION: 600 N.E. 215 Street, Miami-Dade County, Florida.

## Public Notices & Hearings

HEARING NO. 05-8-CC-2 (05-44)

APPLICANT: THE HAVEN CENTER, INC.

- (1) GU & GU-GP to RU-3M
- (2) Deletion of Declaration of Restrictions recorded in ORB 13359 at Pages 1986 through 1989, only as applied to subject property.

The purpose of this request is to release the applicant from certain conditions which, among other things, restrict the uses allowed on the site; to allow construction of a residential development in accordance with the proposed zone.

- (3) Applicant is requesting to permit a common open space of 26.4% (30% required).
- (4) Applicant is requesting to permit a minimum greenbelt of 7' (10' required) between the rear lot lines of the townhouse units.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) and approval of requests #3 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Sunrise Townhomes," as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 19 sheets dated stamped received 7/14/05; 3 sheets dated stamped received 7/15/05, dated stamped received 7/14/05 and 3 sheets dated stamped received 7/15/05 and 11 sheets dated stamped received 8/5/05. Also plans prepared by Superior Consultants, Inc. consisting of 12 sheets dated stamped received 8/5/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: All that part of Section 31, Township 54 South, Range 40 East described as follows: The west ½ of the NE ¼ of the SW ¼ less the north 35', the east 25' and the south 25' thereof, and less the west 25' of the south ½, thereof; and the east ½ of the NE ¼ of the NW ¼ of the SW ¼, less the north 35' thereof, as well as the east ½ of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, less the north 35' and the east 35' and the south 25' and the west 25' thereof; LESS: The north ½ of the NE ¼ of the NE ¼ of the SW ¼ and the north ½ of the NW ¼, of the NE ¼, of the SW ¼, on Section 31, township 54 South, Range 40 East; LESS: PALACE OF KENDALL, Plat book 137, Page 22 AND LESS: A portion of the NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 40 East, being particularly described as follows:

Begin at the Southwest corner of Tract "A" of the PALACE OF KENDALL, Plat book 137, Page 22; said point lying 25' north of, as measured at right angles to the south line of the said NE ¼ of the SW ¼ of Section 31; thence S89°09'36"W along the north right-of-way line of S.W. 84<sup>th</sup> Street, as said right-of-way was dedicated by Resolution #R-1127-88, and recorded in Official Records Book 13863, Page 446 for 249.93' to a point that is 25' west of, as measured at right angles, to the west line of the said NE ¼ of the SW ¼ of said Section 31, said point, lying on the east right-of-way line of S.W. 114<sup>th</sup> Avenue, as said right-of-way was dedicated by the above Resolution #R-1127-88; thence N00°00'58"E along a line that is 25' east of, and parallel with, the said west line of the said NE ¼ of the SW ¼ of Section 31, and along the said east right-of-way line of S.W. 114<sup>th</sup> Avenue, for 431.27'; thence N89°09'36"E for 250' to the Northwest corner of the said Tract "A" of the PALACE OF KENDALL; thence S00°01'29"W along the west line of the said Tract "A" of the PALACE OF KENDALL for 431.27' to the Point of beginning.

LOCATION: 11175 S.W. 80 Street, Miami-Dade County, Florida.

HEARING NO. 05-4-CZ8-2 (04-295)

APPLICANTS: WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY

WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY are appealing the decision of COMMUNITY ZONING APPEALS BOARD #8, which denied the following:  
BU-1 & BU-1A to BU-3

SUBJECT PROPERTY: Lot 13 & Lot 14, FIRST ADDITION TO FERN PARK, Plat book 42, Page 67 and Lots 1 & 2, Block 1, FERN PARK, Plat book 39, Page 99.

LOCATION: 3195 N.W. 67 Street, Miami-Dade County, Florida.

HEARING NO. 05-7-CZ10-5 (04-435)

APPLICANT: IRENE G. ATHANS

IRENE G. ATHANS is appealing the decision of Community Zoning Appeals Board #10, which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: Lots 16, 17, 18 & 19, Block 4, SWEETWATER ESTATES SUBDIVISION, Plat book 28, Page 36.

LOCATION: 116.865' south of N.W. 6 Street and east of N.W. 122 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 13 day of September 2005.

9/13

05-3-33/585214M

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

#### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on **Thursday, the 6<sup>th</sup> day of October, 2005 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Client Name: METRO-DADE COUNTY  
Advertiser: NBR NC/NC21/Dade  
Section/Page/Zone:  
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## ARTS SCENE

# Graham to highlight evening on Miami Lakes

BY IRENE BERMAN  
Special to The Herald

There will be a "Special Evening with Sen. Bob Graham" in Miami Lakes starting at 7:30 p.m. Aug. 17. He is appearing as a guest of the town of Miami Lakes Cultural Affairs Committee and Miami Lakes Civic Association Historic Preservation Committee.

Graham will relate stories about the early Graham family history, before and after the development of Miami Lakes and how the family and everyone worked to build what is now Miami Lakes.

Today there are more than 26,000 residents and another 15,000 persons who are employed by more than 400 companies in Miami Lakes.

Graham will take questions from the audience and sign copies of his recently published book *Intelligence Matters*.

Books and Books will have copies there, just in case you don't have one already, or you forgot to bring your copy.

There will be an "after event reception," and casual

conversation with all, for the finishing touch to the evening.

The event is set for the Community Center, 15151 Montrose Road (Northwest 82nd Avenue) and while there is no admission fee, seating will be limited.

Those who want to attend need to call Town Hall starting Monday at 305-364-6100, or send e-mail requests to: MiamiLkArts@aol.com.

Include your name and the names of each person with you to reserve seats for you and your party, along with a phone number or an e-mail address for a confirmation reply.

## BROADWAY COMES TO MIAMI LAKES

On Aug. 5, the Miami Lake Main Street Players will present the 2004 Tony Award winning Steven Sondheim musical opus *Assassins* at the Main Street Playhouse located at 6766 Main St., Miami Lakes.

The show will be running three weekends, through Aug. 19-21, and performances are at 8 p.m. Fridays and Saturdays and at 5 p.m. Sundays.

Tickets are available online at [www.mainstreetplayers.com](http://www.mainstreetplayers.com) and prices range from \$10 to \$15. Tickets also are available at the box office 30

minutes prior to each performance.

There also are discounts for groups. For information, call the 866-782-4399.

*Assassins* explores the history of presidential assassination in America, from John Wilkes Booth to John Hinckley Jr., and how society interprets the American Dream, marginalizes outsiders and rewrites and sanitizes its collective history while addressing the problems of the disturbed and malcontented Americans who have occasionally struck out at the figurehead of our society.

The story is played out through common institutions, musical genres, and social assumptions and turns them inside out, resulting in an incredible challenging and dark show about people who believe that the right to the pursuit of happiness is a guarantee of happiness.

Irene Berman is a retired journalist who is chairwoman of the Miami Lakes Cultural Affairs Committee's public relations subcommittee. Send feedback and news for this column to her at [vandfprods@aol.com](mailto:vandfprods@aol.com) or fax to 305-558-0556.



BERMAN

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## ZONING HEARING

MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
THURSDAY, AUGUST 25, 2005 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. ANTONIO SANCHEZ (04-113)

Location: Lying on the east side of NW 27 Avenue and south of NW 66 Street, Miami-Dade County, Florida (0.77 Acre)

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district to liberal business district, to permit an used auto/truck sales on a lot with less area and less landscape greenbelt than required, an ancillary used auto/truck repairs to occupy a larger area than permitted, and to be spaced less than required from a residential district. Also requesting to permit accompanying requests, on this site.

### 2. BELL SOUTH TELECOMMUNICATION, INC. (04-365)

Location: 600 NE 215 Street, Florida (72 Acres More or Less)

The applicant is requesting a zone change from conditional industrial district to planned area development district, unusual uses for lake excavations and for entrance features, and to waive the height requirement of a wall, fence or hedge between dissimilar land uses to the west, north & south, on a portion of the property. Also requesting a deletion of a covenant to remove a requirement that the property be developed in accordance with a site plan for an industrial development, to allow the applicant to build in accordance with the proposed zoning and the present zoning on the remainder of the parcel.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

# Public Notices & Hearings

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

### ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 25<sup>th</sup> day of August, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-11-CZ8-1 (04-113)

APPLICANT: ANTONIO SANCHEZ

ANTONIO SANCHEZ is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
- (6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).
- (7) Applicant is requesting to permit a landscape open space of 18% (20% required).
- (8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance). Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 - 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ14-3 (03-194)

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

JOSE A. ORTEGA, TRUSTEE, ET AL is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to BU-1A

SUBJECT PROPERTY: The north ¼ of the north ¼ of the NW ¼ of Section 7, Township 56 South, Range 39 East, less the south 60.34' and the east 1,972' thereof.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

HEARING NO. 05-8-CC-1 (04-365)

APPLICANT: BELL SOUTH TELECOMMUNICATIONS, INC.

- (1) IU-C to PAD
- (2) UNUSUAL USE to permit lake excavations.
- (3) UNUSUAL USE to permit entrance features.
- (4) Applicant is requesting to waive the required 6' high wall, fence or hedge between dissimilar land uses to the west, north & south.

#### REQUESTS #1 - #4 ON EXHIBIT "B"

- (5) DELETION of a Declaration of Restrictions in Official Records Book 9002 at Pages 1084 through 1104:

The purpose of request #5 is to remove a requirement that the property be developed in accordance with a site plan for an industrial development, to allow the applicant to build in accordance with the proposed zoning and the present zoning on the remainder of the parcel.

#### REQUEST #5 ON THE OVERALL PROPERTY

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "BellSouth Property," as prepared by Pascual, Perez, Kiliddjian & Associates and dated, signed and sealed 6/30/05 and consisting of 37 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL: Tract "A", WESTERN ELECTRIC SITE, Plat book 102, Page 70 & EXHIBIT "B": Being a portion of Tract "A", WESTERN ELECTRIC SITE, Plat Book 102, Page 70, lying and being in the North 1/2 of Section 31, Township 51 South, Range 42 East, more fully described as follows:

Begin at the Northeast corner of said Tract "A"; thence N86°36'00"W along the N/ly line of said Tract "A", said N/ly line also being the S/ly right-of-way line of N.E. 215th Street for 636.62'; thence S03°24'00"W for 6.88 feet to a Point of curvature; thence S61°14'00"W along a 71.25' radius curve, leading to



## NEIGHBORS CALENDAR

tion free of charge on a  
ce given to nonprofit  
ivities. Notices must be  
the publication date or your  
gs must contain a local or  
ic to contact and any fees.  
sroom, The Herald, 1 Herald  
ail to:

ame and date of event on  
5-376-3355 from 10 a.m. to 6

lay defining the power of love and  
orgiveness, when an affluent young  
dy falls in love with a troubled thug;  
p.m., Feb. 17-18; 3 p.m. and 8 p.m.  
Feb. 19; 3 p.m. and 7:30 p.m. Feb. 20;  
usman Center, 174 E. Flagler St.,  
Miami; \$29.50-\$42.50.  
05-374-2444.

**ady Day At Emerson's Bar & Grill:**  
haunting and humorous musical  
drama tells the captivating tale of jazz  
legend Billie Holiday; 8 p.m., Thurs-  
day-Saturdays, 3 p.m. Sundays;  
through Feb. 27; M Ensemble's  
ctors Studio, 12320 W. Dixie Hwy.,  
North Miami, 305-895-8955 or  
[www.themensemble.com](http://www.themensemble.com); \$20-\$25,  
15 seniors/students.

**harisol:** Apocalyptic urban fantasy  
rging society to find a way to  
recover the long-lost and much-  
needed compassion in our lives; 8  
p.m., Thursday-Saturday; 2 p.m. Sun-  
days; Feb. 17-27; Wertheim Perform-  
ng Arts Center, 10910 SW 17th St.,  
FIU South Campus), Miami,  
05-348-3789 or [fiu.edu/Athedan](http://fiu.edu/Athedan)  
theatre; \$10, \$8 FIU students.

**The Retreat From Moscow:** William  
Nicholson's powerful story of a hus-  
band who decides to be truthful in his  
marriage, changing the lives of his  
wife and son; 8 p.m., Thursday-Satur-  
day, 2 and 7 p.m. Sundays; through  
Feb. 27; GableStage, (next to Bilt-  
more Hotel), 1200 Anastasia Ave.,  
Coral Gables, 305-445-1119 or  
[www.gablestage.org](http://www.gablestage.org); \$35.

**Identified Human Remains And  
The True Nature of Love:** Comedic  
drama about youth, love and serial  
killing, by Canadian playwright Brad  
Fraser; through March 13; Art Temple,  
141 Indian Creek Dr., Miami Beach;  
\$20, \$15 seniors/students.  
05-531-6083.

**West Side Story:** Miami Childrens  
Theater presents the timeless musical  
that takes Romeo and Juliet to the  
streets of New York, in a life and  
death fight for love; 7 p.m., Feb. 17; 8  
p.m. Feb. 19; 2 p.m. Feb. 20; Alper  
Jewish Community Center, 11155 SW  
12th Ave., Miami, 305-271-9000,  
ext. 268 or [www.alperjcc.org](http://www.alperjcc.org); \$12 in  
advance, \$15 at the door.

## BLACK HISTORY MONTH

**American Portraits - Harlem Heroes:**  
Portraits of Langston Hughes, Zora  
Neale Hurston and many major fig-  
ures of the Harlem Renaissance by  
Carl Van Vechten; through March 31;  
West Dade Regional Library, 9445  
Coral Way, West Miami-Dade.  
05-553-1135.

**Black History Month at Miami Dade  
College:**

**Black Leaders Symposium:** Keynote  
speaker Perry Anderson, regional  
director of South Florida's Depart-  
ment of Juvenile Justice, discusses  
this year's theme, Youth in the 21st  
Century: Keeping Hope Alive; 7 p.m.,  
Feb. 17; North Dade Regional Library,

2455 NW 183rd St., Northwest Miami-  
Dade; free. 305-625-6424.

**Juba This, Juba That:** Children's  
librarians tell stories, folktales and  
sing songs celebrating the Jamaican  
culture; 10:30 a.m., Feb. 17; Palm  
Springs North Branch Library, 17601  
NW 78th Ave., Miami; free.

## CLASSES

**Carl's Bootscoters Line Dancing:**  
Beginners 7:30-8:30 p.m., intermedi-  
ate 8:30-9:30 p.m., Thursdays; Miami  
Springs Recreation Center, 1401  
Westward Dr., Miami Springs.  
305-494-8771.

**Fairchild Classes:** Art classes includes  
acrylic painting, watercolor, land-  
scape, foliage from photographs,  
botanical illustration, oils, paper col-  
lages and more; ongoing sessions  
year-round; Fairchild Tropical  
Botanic Garden, 10901 Old Cutler Rd.,  
Coral Gables, 305-667-1651 or  
[www.fairchildgarden.org](http://www.fairchildgarden.org); \$80-\$295.

## FILM

**Project Screenplay:** Los  
Angeles-based production company  
Beverly Boy Productions announces  
competition for aspiring screenwrit-  
ers; winning screenplay will be pro-  
duced this year for national distribu-  
tion; mail script to Beverly Boy  
Productions, Attn: Project Screen-  
play, 14879 NE 20th Ave., North  
Miami, FL 33181; through March 1.  
305-944-0653.

## FOR KIDS/FAMILIES

**Miami Children Museum Film  
Festival Competition:** For youth ages  
18 or younger; they may enlist adults  
to advise and guide them through the  
movie-making process, they may not  
receive hands-on help from them;  
films must be VHS or DVD format and  
be less than 15 minutes; Deadline for  
entries is March 15. Call Cecilia Dubon  
at 305-373-5437, ext. 104 or send  
e-mail to [cecilia@miamichildrensmuseum.org](mailto:cecilia@miamichildrensmuseum.org); and [www.miamichildrensmuseum.org](http://www.miamichildrensmuseum.org).

## GETTING INFORMED

**A Conversation About Art:** Lecture  
presented by Emily Rauh Pulitzer,  
founder and chairwoman of the Pulit-  
zer Foundation for the Arts; 7 p.m.,  
Feb. 17; Margulies Collection at the  
Warehouse, 591 NW 27th St., Miami;  
free. 305-576-1051.

**How to Repair the World-A Lurianic  
Perspective:** Kabbalistic program  
with Abraham Gittelsohn, Jewish edu-  
cator and lecturer; 8 p.m., Feb. 17;  
Michael-Ann Russell Jewish Commu-  
nity Center, 18900 NE 25th Ave., San-  
ford L. Ziff Campus, North Miami  
Beach; free. 305-932-4200, ext. 127.  
**Inter-American Chapter of Hadas-  
sah:** Alexander Burcat, a professor of  
combustion and propulsion at The  
Techion-Israel Institute of Technol-  
ogy presents a discussion on energy  
as a possible cause of world terrorism  
and Islamic terrorism; 7:30 p.m., Feb.  
17; Temple Menorah, 620 75th St.,  
Miami Beach. 305-866-0221.

## HEALTH/FITNESS

**Gluten-Free Store Tour:** Shopping  
tour to highlight gluten-free prod-  
ucts; 7 p.m., Feb. 17; Whole Foods  
Market, 21105 Biscayne Blvd., Aven-  
tura; free. 305-933-1543.

## ZONING HEARING



**BOARD OF COUNTY COMMISSIONERS**  
THURSDAY, MARCH 17, 2005 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to  
your immediate neighborhood.

### 1. ROY R. LUSTIG, TRUSTEE (04-57)

Location: The southwest corner of NE 24 Avenue & NE 186  
Street (Miami Gardens Drive), Miami-Dade County,  
Florida (0.385 Net Acre)

Art Papastavros is appealing the decision of Community Zoning  
Appeals Board #2 on Roy R. Lustig, trustee, which approved the  
following:

The applicant is requesting a zone change from single-family resi-  
dential district to semi-professional office district and to permit an  
office building to setback less than required from property lines.  
Also requesting to permit accompanying requests, on this site.

### 2. ANTONIO SANCHEZ (04-113)

Location: Lying on the east side of NW 27 Avenue and south  
of NW 66 Street, Miami-Dade County, Florida (0.77  
Acre)

The applicant is appealing the decision of the Community Zoning  
Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business  
district to liberal business district, to permit an used auto/truck  
sales on a lot with less area and less landscape greenbelt than  
required, an ancillary used auto/truck repairs to occupy a larger  
area than permitted and to be spaced less than required from a  
residential district. Also requesting to permit accompanying re-  
quests, on this site.

Multiple members of individual community councils may be pre-  
sent.

All persons are entitled to attend and to speak at zoning hearings.  
However, the courts have ruled that it is improper to contact a  
Board member individually, either orally or in writing, about zoning  
applications.

Those items not heard prior to the ending time for this meeting,  
will be deferred to the next available zoning hearing meeting date  
for this Board.

Registration is available to any Homeowner's Association desiring  
that notice be provided to its president on zoning hearings involv-  
ing its area of interest. For more information on this registration  
procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be pro-  
vided for you at no charge. To arrange for translating service,  
please call the Zoning Agenda Coordinator's Office at (305) 375-  
1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for  
inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF  
PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Mi-  
ami, Florida. If further information is desired, call (305) 375-2640,  
Hearing Section. Please refer to the hearing number when mak-  
ing an inquiry.

Miami-Dade County provides equal access an equal opportunity in  
employment and does not discriminate on the basis of disability in  
its programs or services. For material in alternate format, a sign  
language interpreter or other accommodations, please call (305)  
375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any  
board, agency or commission with respect to any matter consid-  
ered at this meeting or hearing, will need a record of the proceed-  
ings. Such person may need to ensure that a verbatim record of  
the proceedings is made, including the testimony and evidence  
upon which the appeal is to be based five days in advance.



**Public Notices & Hearings****MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 17<sup>th</sup> day of March, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 04-9-CZ2-1 (04-57)

APPLICANT: ROY R. LUSTIG, TRUSTEE

ART PAPASTAVROS is appealing the decision of Community Zoning Appeals Board #2 on ROY R. LUSTIG, TRUSTEE, which approved the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building to setback 20' from the front (north) property line (25' required) and setback 20' from the rear (south) property line (25' required).
- (3) Applicant is requesting to waive the required trees and a 5' wide landscape strip between dissimilar land uses along the west and a portion of the south property lines.
- (4) Applicant is requesting to permit a dumpster enclosure to setback 66' (75' required) from the front (north) property line and to setback 0' (7½' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and requests #2 through #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Professional Building," as prepared by Steven B. Schwartz, Page A-1 dated 4/14/04 and the remaining 4 pages dated 3/1/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 & 2, less the north 30.09', Block 3, RIVERDALE, Plat book 44, Page 71.

LOCATION: The Southwest corner of N.E. 24 Avenue & N.E. 196 Street (Miami Gardens Drive), Miami-Dade County, Florida.

HEARING NO. 04-11-CZ8-1 (04-113)

APPLICANT: ANTONIO SANCHEZ

The applicant is appealing the decision of Community Zoning Appeals Board #8 on ANTONIO SANCHEZ which denied the following:

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 75' (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
- (6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).
- (7) Applicant is requesting to permit a landscape open space of 18% (20% required).
- (8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 - 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

HEARING NO. 05-1-CZ5-2 (03-384)

APPLICANT: FLAGLER DEVELOPMENT CO.

TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DRI pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests.

MODIFICATION of Condition #21 of Resolution Z-114-83, and last modified by Resolution Z-10-99, both passed and adopted by Board of County Commissioners, and reading as follows:

FROM: "21. This Development Order shall be null and void, if any of the following requirements has (sic) not been met within four (4) years from the date of issuance of the Development Order:

- start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.
- completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and
- approval of the HEFT interchange construction by FDOT or the Miami-

**ZONING HEARING**

Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP).

If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 15, 2006 is hereby established as the build-out day for this project.

TO: "21.

This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

- start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.
- completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and
- approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP).

If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 14, 2011 is hereby established as the build-out day for this project."

(3) MODIFICATION of Condition #19 of Resolution Z-114-83, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "19. The Application for Development Approval is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial Compliance with the representations contained in the Application for Development Approval is a condition for approval unless waived or modified by agreement among the parties."

TO: "19. The Master Development Plan attached as Exhibit "1" reflects the current conceptual land use plan and development program for the property, which along with the Application for Development Approval are incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial Compliance with the representations contained in the Master Development Plan and the Application for Development Approval are conditions for approval unless waived or modified by agreement among the parties."

The purpose of the requests is to allow the applicant to submit a revised master development plan showing a revision to the office/warehouse development, to decrease the warehouse area, to add hotel and business uses and to permit the applicant to extend a build-out date for this previously approved project.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or covenants After Public Hearing).

SUBJECT PROPERTY: All of Section 6, Township 53 South, Range 40 East.

LOCATION: Between N.W. 90 Street & N.W. 106 Street & N.W. 107 Avenue & N.W. 117 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 22 day of February 2005.

2/22

05-3-04/523383M

**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE****ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on **Tuesday, the 15<sup>th</sup> day of March, 2005 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8  
TUESDAY, NOVEMBER 16, 2004 - 7:00 p.m.  
HENRY REEVES ELEMENTARY SCHOOL  
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ANTONIO SANCHEZ (04-113)**

Location: Lying on the east side of NW 27 Avenue and south of NW 66 Street, Miami-Dade County, Florida (0.77 Acre)

The applicant is requesting a zone change from special business district to liberal business district, to permit an used auto/truck sales on a lot with less area and less landscape greenbelt than required, an ancillary used auto/truck repairs to occupy a larger area than permitted and to be spaced less than required from a residential district. Also requesting to permit accompanying requests, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2665.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8  
TUESDAY, NOVEMBER 16, 2004 - 7:00 p.m.  
HENRY REEVES ELEMENTARY SCHOOL - Auditorium  
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ANTONIO SANCHEZ (04-113)**

Location: Lying on the east side of NW 27 Avenue and south of NW 66 Street, Miami-Dade County, Florida (0.77 Acre)

The applicant is requesting a zone change from special business district to liberal business district, to permit an used auto/truck sales on a lot with less area and less landscape greenbelt than required, an ancillary used auto/truck repairs to occupy a larger area than permitted and to be spaced less than required from a residential district. Also requesting to permit accompanying requests, on this site.

2. **IGLESIA NI CRISTO (04-116)**

Location: 1011 NE 149 Street, Miami-Dade County, Florida (2.35 Gross Acres)

The applicant is requesting a modification of a condition of a previously approved resolution to permit the applicant to submit a new site plan showing a new religious facility building, to permit the religious facility with a height greater than permitted, and to permit an accompanying request, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

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If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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# Public Notices & Hearings

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on **Tuesday, the 16th day of November, 2004 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-11-CZ8-1 (04-113)

APPLICANT: ANTONIO SANCHEZ

(1) BU-2 to BU-3

(2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).

(3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).

(4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).

(5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.

(6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).

(7) Applicant is requesting to permit a landscape open space of 18% (20% required).

(8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing. SUBJECT PROPERTY: Lots 4 - 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

HEARING NO. 04-11-CZ8-2 (04-116)

APPLICANT: IGLESIA NI CRISTO

(1) MODIFICATION of Condition #2 of Resolution #4ZAB-98-87, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of Christ,' as prepared by Wilson De Las Alas dated 10-21-86, consisting of 3 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of Christ,' as prepared by RINGA Rodney North Green Architecture, Inc., consisting of 8 sheets: 5 sheets dated 3-22-04 and 3 sheets dated stamped received 7/01/04 and a Boundary Survey as prepared by Manuel Felipe, P. S. M., consisting of one sheet and dated received 4/6/04."

The purpose of the request is to permit the applicant to submit a new site plan showing a new building for the religious facility.

(2) Applicant is requesting to permit a religious facility with a height of 46'1" (35' permitted).

(3) Applicant is requesting to waive the requirement prohibiting structures above the height of 2½' within the safe site distance triangle; permit a 6' fence within the 10' setback area of a driveway leading to a public right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), and approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335'. AND LESS: The west 40' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335' thereof. AND: The east 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335' thereof. AND: The area bounded by the east line of the west 40' of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20 and bounded by the north line of the south 25' of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines. AND: The area bounded by the west line of the east 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20 and bounded by the north line of the south 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20, and bounded by a 25' radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

LOCATION: 1011 N.E. 149 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 26 day of Oct. 2004.  
10/26

04-3-24/495909M

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